Davidson County DEEDWARR
Recvd: 02/27/04 13:22 2pgs
Fees:13.00 Taxes:111.00
20040227-0022467

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Charles La Rue, Sr., and wife
Ruth La Rue

TO:

L and L Properties, a General Partnership
1008 Morgan Trace Court
Nashville, TN 37221

MAP & Parcel 91-12-178

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Charles La Rue, Sr., and wife Ruth La Rue,Grantors herein, have bargained and sold and by these presents do convey unto, L and L Properties, a Tennessee general partnership consisting of James Loftis and Donald Loftis, Grantee herein, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being more particularly described as follows: Being the westerly 18 feet of the southerly 50 feet of Lot No. 118 and the southerly 50 feet of Lots Nos. 120, 122 and 124 of Block No. 21, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County. Siad part of Lots Nos 118, 120, 122 and 124 fronts 50 feet on the easterly side of 43rd Avenue North, formerly Second Street, and runs back between parallel lines, with the northerly margin of an alley, 98 ½ feet to the dead line.
>
> Being the same land conveyed to Grantor by deed recorded as Instrument No. 20010523-0053386 in the said Register's Office.
>
> This conveyance is subject to the lien of 2004 Davidson County land taxes which has been prorated and payment of which is assumed by grantee herein and to all matters shown on the herein referenced plan in said Register's Office.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. We do covenant with Grantee that We are lawfully seized and possessed of said land in fee simple,

have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 19th day of February, 2004.

Charles LaRue Sr
CHARLES LA RUE, SR

Ruth LaRue
RUTH LA RUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CHARLES LA RUE, SR, AND WIFE RUTH LA RUE the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein ~~contained~~. WITNESS our hands, at office this the 19th day of February, 2004.

Jan M. Bathrop
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00.

Jann K
Grantee

SWORN to and subscribed before me
this the 19th day of February, 2004

Jan M. Bathrop
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 12-23-06